

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

TIME CERTAIN REQUESTED

Meeting Date: March 16, 2005

Division: BOCC

Bulk Item: Yes ☐ No ☒

Department: DISTRICT FIVE

Staff Contact Person: **Donna Hanson**

AGENDA ITEM WORDING: **Discussion and approval to purchase of a partially completed building located at 98970 Overseas Highway, Key Largo, for an amount not to exceed \$995,000.**

ITEM BACKGROUND: Habitat for Humanity of the Upper Keys needs a facility to provide office space and retail sales to support their operation. This property has space and allocation to construct a 5-plex housing unit on the rear of property. Lease will be for 15 years with property deeded to Monroe County with a perpetuity clause on the affordable housing unit. The unfinished building is to be completed by Habitat for Humanity at no cost to the County. Lease agreement will be \$10.00 per year to the term of the contract.

PREVIOUS RELEVANT BOCC ACTION:

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATIONS:

TOTAL COST: Not to exceed \$995,000 **BUDGETED:** Yes ☐ No ☐

COST TO COUNTY: _____ **SOURCE OF FUNDS:** Infrastructure taxes

REVENUE PRODUCING: Yes ☐ No ☐ **AMOUNT PER MONTH** _____ **Year** _____

APPROVED BY: County Atty _____ OMB/Purchasing _____ Risk Management _____

DIVISION DIRECTOR APPROVAL: 
COMMISSIONER MURRAY E. NELSON

DOCUMENTATION: Included ☒ Not Required _____

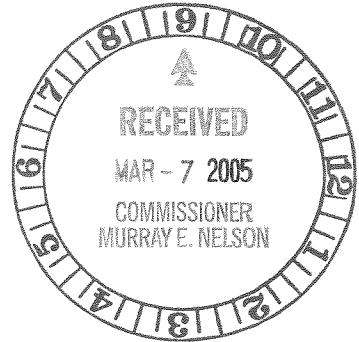
DISPOSITION: _____ **AGENDA ITEM #** _____



99900 Overseas Highway • P.O. Box 600
Key Largo, Florida 33037
305.451.4078 ~ 305.247.1200 Miami
305.451.5299 Facsimile

March 4, 2005

To: Commissioner Murray Nelson
From: Joy Martin, V.P., Habitat for Humanity




Dear Commissioner Nelson,

I am writing to you to implore your assistance in procuring the Mile Marker 98 building, see attached, for Habitat for Humanity of the Upper Keys. This 2500 square foot building could be purchased "as is" and completed through volunteerism efforts on behalf of Habitat. It would allow us a presence in the community and the ability to raise funds for additional construction through a Re-Store re-sale outlet, a large and successful venue for Habitat affiliates. It also would give us the opportunity to accept donations of materials by giving us a facility in which to house them. Most importantly through a County determination previously shared with you, this property affords Habitat the ability to construct 5 multi-family units in the back portion. That is 5 houses for Monroe County families in need!

Habitat for Humanity is an international organization, and has always enjoyed the support of the community and government since our mission to eliminate sub-standard housing is a common goal. We strongly believe that the purchase of this particular property would make a huge difference in our affiliate's ability to provide future housing in the Upper Keys. Please be our continued advocate and urge your fellow commissioners to procure this property. The owner needs reassurance of the County's intentions on our behalf and anything you could do to provide that to Mr. Pardo is greatly appreciated.

Thank you for your continued support!

Sincerely,

Joy C. Martin
Vice President, HfhUK

Visit our Website: MarrProperties.com

Prepared By: JOY MARTIN
Phone: 305-394-7866



* Range Price Listing

Price \$1,199,000	Style Commercial	Stat Active
MLS # 525273	Beds 0 FB/HB 0/5	Yr Blt 2005
Addr 98970 Overseas Hwy, Key Largo		Yr Estab
Key Key Largo		
Busn To Be Named		Taxes 1,708
Type Office/retail		Approx Bld SF 2500
Mi Mkr 99.00	Zoning SC	Tot Units 5
Area 27	Water Front N	Side X Exclusive R

Type

Office Buildings, Shop/Strip Center,
Professional Service, Retail
Bld Height: 27
Num Buildings: 1

Land Size

1/2 - Less than 1 Acre
Lot Dimen: 129 X 205

Waterfront/Waterview

Waterfront: No Waterfront
Waterview: No Waterview

Approx Control Depth

None

Construction

CBS, Concrete Block
Roof: Tin Roof
Windows/Doors: Glass Doors, Aluminum
Windows

Dockage

None

Interior

Floor: Other Floors

Car Storage

Four or More Cars
Parking Spaces: 25

Cooling/Heat

Central A/C, Heat

Sewer/Water

FKAA, Aerobic System
Water Meters: 1

Electric

Circuit Breakers, Other Electric
Electric Meters: 5

Other

Appliances: No Appliances

Financial

Terms: Seller Finance Possible

Other

Owner: GREGORY & DIANA PARDO
Flood Zone: X
Internet: N
Deed Restrictions: N
Recorded Plat: Y
Title: Title Ins - Buyer
Property Rights: Cesspit Credit

Legal: Harbor Shores Pb3-56 Key Largo

Directions: U.S.1 in median at MM99 between Pizza Hut and Royal Furniture

Remarks: New construction made to order!! There is still time to customize the floor plan if you hurry. Superior location with north and southbound U.S.1 exposure/access. Expansive adjacent vacant property is included. Monroe County Planning says OK to build additional residential multi-family.

Agent: Call Greg Pardo 305-905-0069

Remarks

All information is deemed reliable but not guaranteed.
Prospective purchasers should verify the information to their own satisfaction.
All dimensions are approximate. Printed 03/04/2005 12:33:54 PM

RE1/RE2:00522220/000000	Build:0001
Alt Key: 8802528	
Single/Tran/NRep Com: 2.50/2.50/2.50	
Show Inst: Call List Agent	
Status Date:	DOM:
List Broker: HARBOUR 99 PROPERTIES, INC.	
Phone/Fax: 305-905-0069/305-852-4268	
List Agent: Gregory D Pardo	
Phone: 305-905-0069	
CoList Agnt:	
Phone:	
Ltd Brk Rep: N	Var Rate Comm: N

This Listing has been derived from the Florida Keys TriBoard MLS and is not necessarily a listing of the presenting broker.